073.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,300 /	757,300
					USE VALUE:	757,300 /	757,300
					ASSESSED:	757,300 /	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAIA CHARLES D/BEVERLY A
Owner 2:	
Owner 3:	
Street 1:	81 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAIA CHARLES D & ELVIRA TRS -
Owner 2:	-
Street 1:	81 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,351 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8351.000	287,300	600	469,400	757,300
Total Card	0.192	287,300	600	469,400	757,300
Total Parcel	0.192	287,300	600	469,400	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.36 | /Parcel: 345.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46051
GIS Ref	
GIS Ref	
Insp Date	12/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,300	600	8,351.	469,400	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	232,800	600	8,351.	435,800	669,200	669,200	Year End Roll	1/3/2019
2018	101	FV	232,800	600	8,351.	435,800	669,200	669,200	Year End Roll	12/20/2017
2017	101	FV	232,800	600	8,351.	382,200	615,600	615,600	Year End Roll	1/3/2017
2016	101	FV	232,800	600	8,351.	348,700	582,100	582,100	Year End	1/4/2016
2015	101	FV	231,600	600	8,351.	308,400	540,600	540,600	Year End Roll	12/11/2014
2014	101	FV	231,600	600	8,351.	291,700	523,900	523,900	Year End Roll	12/16/2013
2013	101	FV	231,600	600	8,351.	277,600	509,800	509,800		12/13/2012

!6129!

PRINT

Date	Time
12/10/20	20:56:17

LAST REV

Date	Time
08/29/16	08:56:03
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAIA CHARLES D	49238-171		4/4/2007	Family	99	No	No		
	14064-26		9/15/1980			No	No		N

USER DEFINED

Prior Id # 1:	46051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1193	New Wind	18,082		8/24/2015			Replace 6 windows,
10/17/2014	1366	Re-Roof	18,420					Strip and reshingl
4/11/2007	231	Manual	20,000			G8	GR FY08	REMODEL BASEMENT
7/26/2002	598	Re-Roof	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
12/17/2008	Meas/Inspect	163	PATRIOT
10/13/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8351		Sq. Ft.	Site		0	70.	0.80	12									469,369						469,400	

Total AC/HA:	0.19171	Total SF/SM:	8351	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	469,369	Spl Credit		Total:	469,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29734898
Const Adj.:	1.06039381
Adj $ / SQ:	130.692
Other Features:	100269
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390394
Depreciation:	103064
Depreciated Total:	287330

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

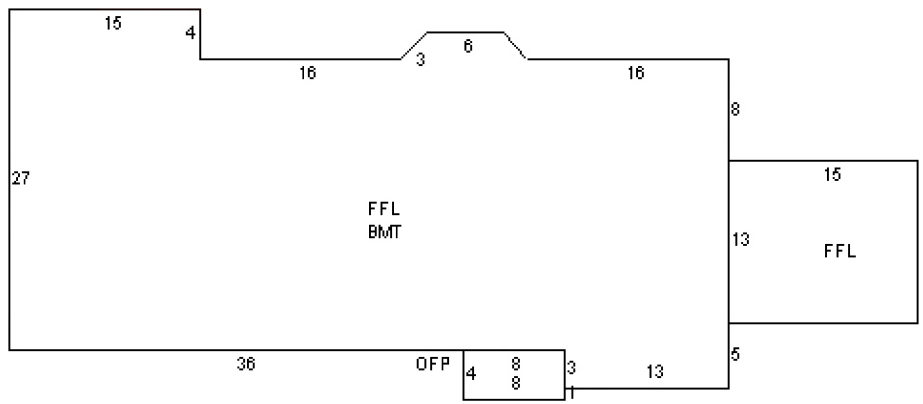
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	130.69
Special Features:	0	Val/Su Net:	93.25
Final Total:	287300	Val/Su SzAd	177.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,622	130.690	211,982
BMT	Basement	1,427	53.710	76,650
OFP	Open Porch	32	46.660	1,493

Net Sketched Area:	3,081		Total:	290,125	
Size Ad	1622	Gross Are	3081	FinArea	2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X25	A	AV	1960	3.50	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc